



SANDPIPER OWNERS' ASSOCIATION (5-10)

April 2, 2026

First-Class Mail and rkeatinge@palmdesert.gov

City of Palm Desert
Attn: Bobby Keatinge, Associate Planner II
73510 Fred Waring Drive,
Palm Desert, CA 92260

RE: Sandpiper Owners Association (Circles 5-10)

Dear Mr. Keatinge,

This information is to clarify the paint related COA for Sandpiper's Circles 5-10:

The Sandpiper Owners Association (Circles 5–10) Board of Directors designates John Friesen, Director at Large and Chair of the Paint Committee, as the sole authorized representative of the HOA for purposes of liaison with the City regarding Certificate of Appropriateness application Case No. CRPC-26-0003. All communications and coordination with the city regarding this application are to be conducted through John Friesen as the HOA’s designated representative.

1. The HOA’s decision regarding the proposed paint color was made through the following process:
 - Paint Committee Review
 1. **The Paint Committee conducted research into original color conditions, including historic photography and physical paint analysis.**
 - Board Authority
 1. **Pursuant to the HOA’s governing documents (Article VII, Section 7.1), the Board of Directors has full authority to make final decisions on behalf of the Association.**
 - Initial Board Action
 1. **The Board voted 6-1 in favor of the proposed Circle 4 color at its Executive Meeting on November 14, 2025.**
 - Community Input
 1. **The Board solicited homeowner input via an Owner Advisory Poll (March 5-11, 2026), which resulted in:**
 1. 36 total votes
 2. 26 votes for the lighter (Circle 4) color
 3. 10 votes for the darker alternative
2. **Final Board Approval**

The Board unanimously reaffirmed and approved the Circle 4 color at a duly noticed Open Board Meeting on April 2, 2026.

Initial DL	Initial JR	DS JF	Initial Sh	DS Stm	DS JASS	DS SE
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These results demonstrate clear majority support for the lighter color option and informed the Board's final decision.

Sincerely,

**The Board of Directors
Sandpiper Owners Association (5-10)**

President, Denise Lum, Circle 7

Signed by:
Denise Lum 4/2/2026
669EBEB54A9B4FC...

Vice President, Steve Shaw, Circle 5

DocuSigned by:
Stephen Shaw 4/2/2026
FAEF5B5612B14B5...

Treasurer, Stephanie Hubsch, Circle 8

DocuSigned by:
Stephanie Hubsch 4/2/2026
AD4A35A0C6F04CC...

Secretary, Sharon Smith, Circle 9

Signed by:
Sharon Smith 4/2/2026
2E1209FE33AA4EF...

Director, Steve Elston, Circle 10

DocuSigned by:
Steve Elston 4/2/2026
0C5B8D7B968B4D1...

Director, Janna Ritz, Circle 6

Signed by:
Janna Ritz 4/3/2026
E8D9AA3941324CF...

Director at Large, John Friesen, Circle 6

DocuSigned by:
John Friesen 4/2/2026
CA48C4E8E4E647A...

Bobby Keatinge

From: John Friesen <john.h.friesen@gmail.com>
Sent: Thursday, March 19, 2026 3:29 PM
To: Bobby Keatinge
Cc: Christopher Zarco; Niko Romaidis
Subject: Re: COA - Paint: Sandpiper Circles 5-10 - 3-2-2026



Hi Bobby,

Thank you for the clarification.

With regards to the COA in question please note:

At this year's Sandpiper HOA Open Sessions for homeowners to hear from the Board and make comments there have been two notable and relevant comments pertaining to Krisel and color.

1) January 9th, 2026 HOA Open Session: William Krisel Jr (son of the architect) attended in person (he has a Sandpiper home in our HOA). He spoke in the Open regarding our exterior color and said: "the one color my father would not have approved of is the current color".

2) March 14, 2026 HOA AGM meeting Open Session: Sharon Smith, Board Member, Circle 9 Rep, Architectural Committee Chair, shared how William Krisel (the architect) and his wife, years ago, had visited Sharon and her husband's Circle 9 home. Sharon expressed that William Krisel indicated to her and her husband, that he had a preference for off-white, creamier and lighter exterior tones. She further observed that the majority of his architecturally designed properties did and do currently reflect that fact, as they are *typically* shades of white and off-white providing further evidence of this.

Thank you,

John Friesen, Chair, Paint Committee, Director at Large, Sandpiper HOA 5-10
360 393 5024

On Thu, Mar 19, 2026 at 11:52 AM Bobby Keatinge <rkeatinge@palmdesert.gov> wrote:

Hi John,

For purposes of the online application, what you've entered is adequate. We will be sure to clarify the entire scope of the project site in the development of any project-related materials (staff report, decision letter, etc).

Bobby Keatinge

From: John Friesen <john.h.friesen@gmail.com>
Sent: Thursday, March 19, 2026 10:45 AM
To: Bobby Keatinge
Cc: Christopher Zarco; Niko Romaidis
Subject: Re: COA - Paint: Sandpiper Circles 5-10 - 3-2-2026
Attachments: We sent you safe versions of your files; Paint Peeling Circle 5 #2.jpg; Sandpiper exterior old photo.jpeg; Sandpiper add'l old photo.jpeg; Info sent to HOA.docx

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.



Hi Bobby,

RE: COA Application: CRPC-26-0003

Is there a way to add this (below/att'd) to a COA application in progress?

Since the original submission, I have additional supporting documentation for the referenced COA Application.

Please see below and attached.

Note: I do not wish to cause any delay to application processing

Please let me know of any questions.

Thank you,

John Friesen, Chair, Paint Committee, Director at Large, Sandpiper HOA 5-10
360 393 5024

SUPPLEMENTAL INFORMATION FOR COA FOR SANDPIPER HOA

RE: COA Application: CRPC-26-0003

Photos:

#1) another location, additional to the one currently in the COA application, where peeling paint reveals a lighter color beneath the current color that is in keeping with our selected color option

#2) old photo that shows exterior Sandpiper color in keeping with our selected color option

#3) another old photo that shows exterior Sandpiper color in keeping with our selected color option

4) info recently sent to all HOA Sandpiper 5-10 Homeowners (WORD doc attached)

INFORMATION RECENTLY SENT TO ALL SANDPIPER HOA 5-10 HOMEOWNERS (also attached below)

Sandpiper Color Choice: FAQ's

Thank you all for your efforts to submit and approve the exterior paint "Special Assessment." As a Board, we strongly believe it will beautify, protect and greatly enhance the enjoyment of our historic property.

Why the Board Chose a Lighter Color Option: the Rationale

While the currently existing darker beige may have felt like the right choice in the past for our HOA, we the Board feel that it is not original to the property or to mid-century modern style in general.

Additionally, we believe that moving to a lighter color tone, like the selected color tone, provides numerous critical benefits:

- 1)Architectural Clarity:** William Krisel's architecture is defined by the play of light and shadow. A lighter exterior allows the dramatic rooflines and "shadow block" textures to pop, whereas the current dark beige tends to "muddy" these iconic details into the landscape.
- 2)Longevity:** The intense Coachella Valley UV radiation causes dark pigments to fade and chalk quickly. Lighter colors age more gracefully, ensuring our community looks pristine for longer.
- 3)Consistency** across Sandpiper Circles: Virtually every other Circle/HOA considering repainting is already lighter in color or planning to move to a lighter shade in the next paint cycle, so our Sandpiper HOA overall will be more consistent.
- 4)Thermal Performance & Energy Savings:** In Palm Desert, dark colors act as heat sinks. Lighter colors have a higher Solar Reflectance Index (SRI), which reflects heat rather than absorbing it. This keeps our interiors cooler and helps combat rising AC costs during the summer months.
- 5)Lower maintenance cost.** Lighter colored paint is easier to touch up. It both holds up and looks better longer. This reduces the frequency of costly repaints.

Frequently Asked Questions (FAQ'S)

Q: Will the lighter paint show more dirt or "desert dust"?

A: Surprisingly, no. In Palm Desert, our primary "dirt" is light-colored sand and mineral dust. This actually blends in better with cream and off-white tones than it does with dark beige or tan, which tends to show salt-tracking and water spots more prominently. Furthermore, lighter pigments do not "chalk" (the white powdery residue) as quickly as dark pigments do under intense UV exposure.

Q: What about other William Krisel properties, historic or otherwise, in the Coachella Valley, did you research those and what exterior colors do they tend to be currently and/or once restored?

A: The vast majority of William Krisel's Coachella Valley properties, approximately 80% by our estimation, are primarily a creamy white or off-white in their exterior color. These include those with "Historic" designations and also "Class 1 Historic sites."

Q: Can a lighter color potentially lower my electric bill?

A: Yes. This is due to the Solar Reflectance Index (SRI). Darker colors can absorb more of the sun's energy, transferring that heat directly through the walls into your home. Lighter colors reflect that energy away. By transitioning to a creamy, off-white, we reduce the "Heat Island" effect within our circles, and your AC can work less to maintain a cool temperature.

Q: Why change the color now? If it isn't broken, why fix it?

A: While the current paint may not be failing physically, it is "failing" architecturally and economically. As mid-century modern architecture gains global appreciation, maintaining the historical accuracy of our William Krisel homes directly impacts our property values. Additionally, as summer temperatures rise, the potential energy-efficiency benefits of lighter colors have become apparent to many homeowners.

Q: Is the selected color "too bright"? Will it be blinding in the desert sun?

A: No. Unlike a "stark white" which can cause glare, the selected color is a sophisticated, warm, creamy tone with subtle undertones, specifically selected to harmonize with the desert floor while providing enough contrast to highlight the architectural "shadow blocks." It is a matte finish designed to absorb glare while reflecting heat.

Q: Will this change affect our HOA dues?

A: This transition is being planned as part of our regular painting maintenance cycle. By choosing a color that resists UV fading and chalking, we actually extend the life of the paint job, which may save the HOA (and homeowners) money on more frequent repainting cycles in the future.

Q. what work will be done?

A: it is a full painting of the property including removal of unnecessary nails from the walls and performing of necessary underlying repairs to wood and other materials. Homeowners will be responsible for the interior of their private atriums and a group price (approximately \$550 to be paid additionally) will be offered if they would like the contractor to paint their private interior atriums.

Q: What is the timeline for the paint project once the contract is signed and the workers are ready to start?

A: It will take approximately 5 months to paint all Circles with an estimated/aspirational start time of sometime in May or June 2026 if all approvals can be obtained in a timely fashion. Note time to complete may vary depending on variables such as: 1) degree of repairs/wood replacement needed which will only be fully known after the power washing 2) the number of homeowners who opt to have the contractor paint their private interior courtyards (defined as those primarily not visible from outside the unit) 3) the number of homeowners who opt to have the contractor replace their private atrium door and door frame (paid separately by home owner based on negotiated group price)

Q: Why in some older photos of Sandpiper does the exterior look darker in color or even have a greenish hue?

A: Julius Schulman (a famous photographer featured in numerous books who took many photos of Sandpiper and Krisel properties) often used "Ektachrome" or similar color reversal films (transparencies/slides) in the 1950s and 60s. The problem with Ektachrome film is that it contains color dyes that fade over time, and the *magenta* and *cyan* layers are often susceptible to fading and shifting. When the magenta and cyan dyes fade, the residual color can shift towards a pronounced yellow or yellow-green cast.

Q: Did the committee consider a green color?

A: Yes. One of the HOA homeowners proposed by email and at Sandpiper Open Sessions, a green color for the exterior repaint. This homeowner found on the inside of their laundry room the color green and believes this color to be historic to the property. However, with the discovery of the lighter tone in Circle 5 beneath the peeling paint, in addition to the many other reasons provided above, the Board made the determination not to pursue this color further. This green color was discussed within the Board but there was not support for this color amongst the current Board members.

Q: Are Circles 4 and 3 designated by the City as "Historic" like our Circles 5-10?

A: Yes, Circles 4 and 3 have "Historic" status. Circle 4 is the latest to receive Historic status designation from the City of Palm Desert in 2025.

A Recap:

1. Substantial due diligence and research was undertaken in preparation for this project.
2. During this time, peeling paint was discovered in our circles (see below/attached photo) which revealed a much lighter color beneath the current beige.
3. This lighter color beneath was also found to be more consistent in tone with original photographs of Sandpiper from the 60's by renowned photographer, Julius Schulman (see attached photo of Sandpiper Circle 5, #504)
4. We understand numerous other Sandpiper circles planning repaints are planning to move to lighter tones in keeping with those we have selected. Two Sandpiper circles with "historic" designation (Circles 4 and 3) recently repainted their Circles and lightened their color tones.
5. The lighter the color shade, the more buildings are kept cool which protects the block, wood, stucco and other materials. Lighter exterior color shades cause less sun damage and keeps buildings cooler, reducing energy costs.

On Mon, Mar 2, 2026 at 3:54 PM Bobby Keatinge <rkeatinge@palmdesert.gov> wrote:

Hi John,

Yes, your application has been received. I will contact you once an update is available.

Customer:

Job Customer: NORMAN BISHOP

Store CCN: 701508 PALM DESERT, CA

Date Prepared: 11/12/2025 Control Number: 0103638-001

Color App Job: NORMAN BISHOP

Project Info:

Schedule:

Room/Use: SAMPLE

Color: CIRCLE 4

Product: COLOR TO GO I SATIN A91W00451



SHERWIN-WILLIAMS®













perfect palette®

Sandpiper 5-10

Roxanne Ramirez, Property Services Rep, 760-972-6830, Roxanne.Ramirez@dunnedwards.com



ORIGINAL PHOTO

Color Schemes For Your Consideration

DUNN-EDWARDS® Color Rendering Department

31085 NW



perfect palette®

Sandpiper 5-10

Roxanne Ramirez, Property Services Rep, 760-972-6830, Roxanne.Ramirez@dunnedwards.com



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Roxanne Ramirez, Property Services Rep, 760-972-6830, Roxanne.Ramirez@dunnedwards.com



Scheme

1

- 1** Primary - PSGA #4
- 2** Ceiling / Soffit - DEW380 Warm White



DISCLAIMER

Paint colors represented are approximations and are not exact matches.
No guarantee is intended and approval of final colors, and color placement is the responsibility of the building owner or the owner's agent.

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